Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411

10 Oakland Close, Worcester, WR8 0ES

£175,000

A two bedroom semi detached modern home with parking, conservatory and private gardens, in need of updated for sale with no onward chain. Situated at the end of a cul-de-sac on thew outskirts of Upton-upon-Severn centre, this quiet, tucked away home benefits from Upton's local amenities as well as being in easy reach of the countryside. In need of some refurbishment, the accommodation comprises: Canopy porch, entrance hall, kitchen, living/dining room, conservatory, two bedrooms, both with built-in wardrobes, family bathroom. The property benefits from gas central heating, double glazing, driveway providing off-road parking and enclosed private rear garden. In need of cosmetic updating and for sale with no onward chain, viewing a must to appreciate the potential of home on offer.

10, Oakland Close, Upton-Upon-Severn, Worcester, WR8 0ES

CANOPY PORCH
Timber framed canopy porch, outside light, glazed door to:

ENTRANCE HALL
Ceiling light point, radiator, door into Lounge Diner, doorway to:

KITCHEN
Front aspect double glazed window, ceiling light point, fitted kitchen comprising of a matching range of floor and wall mounted units under a light work top, single drainer sink unit, integral hob with oven below and extractor over, wall mounted gas fired boiler.

LOUNGE DINER
Rear aspect double glazed sliding door, ceiling light point, gas fire with feature surround and mantelpiece, open staircase with wooden banister, radiator, French doors to the conservatory.

CONSERVATORY
Triple aspect glass paneling, glass panel opening window, French doors giving access to the rear garden, tiled floor.

FIRST FLOOR LANDING
Ceiling light point, loft access, radiator, doors to bedrooms & bathroom.

BEDROOM ONE
Double glazed window to rear aspect, ceiling light point, radiator, integrated wardrobe.

BEDROOM TWO
Double glazed window to front aspect, ceiling light point, two integrated wardrobes, radiator.

BATHROOM
Double glazed Frosted window to the front aspect, ceiling light point, white contemporary low-level WC, bath with shower over, hand wash basin.

GARDENS
Driveway to the fore, parking for one vehicle, gated side pathway to the rear garden. Private enclosed rear garden, once lawned, is now in need of some maintenance.

DIRECTIONS
From the Allan Morris Upton office, turn right and head up Tunnel Hill towards Welland. Take the second turning right into Milestone Road then bear left into Mulberry Drive. Proceed around to your left in to Oakland Close. The property will be found on the left hand side as indicated by our For Sale board.

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Allan Morris estate agents

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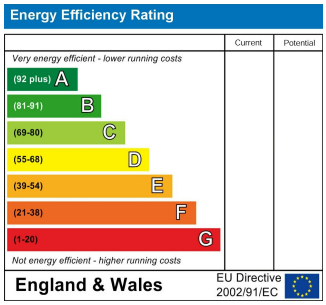
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.



OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

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